

IN RE: PETITION FOR VARIANCE
N/S Blackhead Road, 770' W of the
C/I of Crook Road
(6516 Blackhead Road)
15th Election District
5th Councilmanic District

Connie Shipley
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-299-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Connie Shipley. The Petition was filed pursuant to Section 26-127 of the Baltimore County Code, which allows the owner of a residential property to seek variance relief without a public hearing. The property is posted with a sign providing public notice of the requested relief for a period of 15 days, during which time any property owner residing within 1,000 feet of the property in question may request a public hearing. Although no one filed a request, I directed that the matter be scheduled for a public hearing in view of an adverse Zoning Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated March 1, 1999, which recommended a denial of the requested variance.

The Petitioner seeks relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 15 feet in lieu of the required 35 feet for an enclosed porch. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case were Connie (Shipley) Ommert, her husband, G. Edward Ommert, and Ken Hunter with Patio Enclosures, Inc. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

Testimony and evidence offered revealed that the subject property is a waterfront lot located on Bird River, and consists of a gross area of 14,800 sq.ft., more or less, zoned R.C.2. The property is presently improved with a one-story single family dwelling which features two attached wood decks, and a detached frame garage. The subject of the variance request is a screened wood deck on the front of the house, which is oriented toward the water. This deck was apparently built in the 1980s. The Petitioners have contracted with Patio Enclosures, Inc. to convert this deck to a three-season room. Specifically, the screens will be replaced with glass panels. It is intended that the room can be used in the spring, summer and fall months. Due to the close proximity of the dwelling to the water and the proposed conversion of the screened deck to a three-season room, variance relief is necessary as the structure is no longer considered an open projection as defined in the B.C.Z.R., but rather is now part of the dwelling.

Although there is no new construction proposed or pervious surface added, the nature of the proposed improvements was apparently confusing to the County reviewing agencies and may have generated inappropriate Zoning Advisory Committee (ZAC) comments. Specifically, a ZAC comment from DEPRM indicated that the proposed development must comply with Chesapeake Bay Critical Areas regulations. That Department also requested that the variance be denied in that no structure can be built within 25 feet of the shoreline, due to the provisions of the Buffer Management Area Program. On behalf of the Petitioner, Mr. Hunter indicated that he had met with Glen Shaffer, a representative of DEPRM, and explained that no new construction was proposed; rather, that the existing open deck was being converted as described above. Upon a site inspection of the property, Mr. Shaffer revised his comment and approved the project.

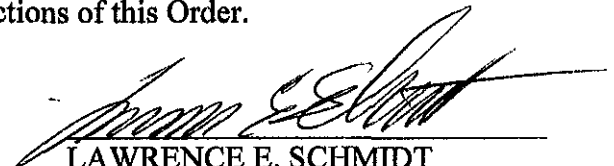
A comment was also received from Robert W. Bowling, Supervisor of the Bureau of Developer's Plans Review. Mr. Bowling's comment cites the appropriate Sections of the Baltimore County Building Code regarding development in a flood plain. His comment also indicates the minimum tidal flood plain protection elevation is 11 feet. From the photographs presented at the hearing, it appears that the existing deck is at an elevation above that limit. A telephone call from Mr. Hunter subsequent to the hearing confirmed that observation.

Based upon the testimony and evidence presented, I am persuaded that the Petitioner has satisfied the requirements of Section 307 of the B.C.Z.R. and that the relief requested should be granted. It is most significant that no new building is proposed to be constructed, merely the modification of an existing deck to make same part of the dwelling. However, I shall condition the relief granted by requiring the Petitioners' compliance with the ZAC comments submitted by DEPRM and Developer's Plans Review. In lieu of strict compliance with these comments, the applicant may obtain a waiver of those provisions at the discretion of those agencies.

Pursuant to the advertisement, posting of the property, and public hearing held thereon, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of April, 1999 that the Petition for Variance seeking relief from seeks relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 15 feet in lieu of the required 35 feet for an enclosed porch, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the ZAC comments submitted by DEPRM, dated March 1, 1999, and the Bureau of Developer's Plans Review, dated February 23, 1999, copies of which are attached hereto and made a part hereof. In lieu of satisfying the requirements of those comments, the Petitioners may obtain a waiver of same at the discretion of those agencies.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/16/99
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 15, 1999

Ms. Connie Shipley Ommert
6516 Blackhead Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Blackhead Road, 770' W of the c/l of Crook Road
(6516 Blackhead Road)
15th Election District – 5th Councilmanic District
Connie Shipley – Petitioner
Case No. 99-299-A

Dear Ms. Shipley:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Ken Hunter, Patio Enclosures, Inc.
224 8th Avenue NW, Glen Burnie, Md. 21061

DEPRM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6516 Black Head Rd
which is presently zoned R.C.-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3.B.3 to permit a

front yard setback of 15 ft. in lieu of the required 35 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No

Name - Type or Print

City

State

Zip Code

Signature

6516 Black Head Rd 410-344-1352 home
Address Telephone No.

Baltimore MD 21220
City State Zip Code

Attorney For Petitioner:

Representative to be Contacted: 410-242-5971 day
410-242-2842 night

Chris Wood/Appleby
Name
1585 Sulphur Spring Rd
Address Telephone No.
Balt. MD 21220 242-5971
City State Zip Code

Name - Type or Print

Signature

Company

Address

Telephone No

City

State

Zip Code

A public hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that a public hearing be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be re-

Set in for

Hearing due
to DPM

Zoning Commissioner of Baltimore County

CASE NO.

99-299-A

comment, BR

Date

2/4/99

Posting Date

2/14/99

ORDER RECEIVED FOR FILING

Date 9/15/98
By

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6516 Black Head Rd
Address Baltimore Md 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

There is an existing screened IN porch with roof which will be enclosed with glass. The footprint of the existing porch will not change. There is no place on the sides of the home to add a porch.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Connie Shipley
Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of JAN, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CONNIE SHIPLEY
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

1-5-99
Date

[Signature]
Notary Public

My Commission Expires 12-31-2002

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6516 Black Head Rd
Address Baltimore Md 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Connie Shipley
Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of JAN., 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CONNIE SHIPLEY
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

1-5-99
Date

[Signature]
Notary Public

My Commission Expires 12-31-2002



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6516 Black Head Rd
which is presently zoned R.C.-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 A01.3.B.3 to permit a
front yard setback of 15 ft. in lieu of the required 25 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

Address

Telephone No.

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

6516 Black Head Rd 410-344
Baltimore MD 21220 1352
City State Zip Code home

Representative to be Contacted:

Name

Address

City

State

Zip Code

Chris Wood/Appleby
1585 Sulphur Spring Rd
Balt. MD 21220 242-5971
City State Zip Code

A Public Hearing having been formally ~~demanded and/or~~ found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 4th day of March, 1999, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

LES /sc

Zoning Commissioner of Baltimore County

CASE NO. 99-299-A

Reviewed By AK Date 2/4/99

Estimated Posting Date 2/14/99

Zoning Description for
6516 Blackhead Road

Beginning at a point on North side of Blackhead Road, which is 20' wide at the distance of 770' West of the center line and the nearest improved intersecting street, which is Crook Road as recorded in the Baltimore County Plat Book #7, Folio #811 containing 14800 square feet. Also known as 6516 Blackhead Road and is located in the 15th election district, 5th councilmanic District.

Chris Wood
Construction Superintendent

99-299-A

#299

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

March 25, 19 99

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 25, 19 99.

THE JEFFERSONIAN,

S. Wilkinson

U.S. ADVERTISING

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #89-299-A
6516 Blackhead Road
N/S Blackhead Road, 770' W
of centerline Crook's Road
15th Election District
5th Councilmanic District

Legal Owner(s):
Connie Shipley

Administrative Variance: to permit a front yard setback of 15 feet in lieu of the required 35 feet.

Hearing: Friday, April 9, 1999 at 10:00 a.m. in Room 108, County Office Building, 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/424 March 25 C299601

BALTIMORE COUNTY, MARYL/
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 063099

DATE 2/4/99 ACCOUNT R001-6150
AMOUNT \$ 50.00

RECEIVED FROM: Apple by Systems
FOR: copo 010 Admin. Variance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 299

PAID RECEIPT

PROCESS	ACTUAL	TIME
2/05/1999	2/04/1999	15:10:44
REG 4506	CASHIER MWEL	MRW DRAWER
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	066668	OFFN
CR NO.	063099	

50.00 CHECK
Baltimore County, Maryland

99-299-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 99-299-A

Petitioner/Developer: Connie Shipley

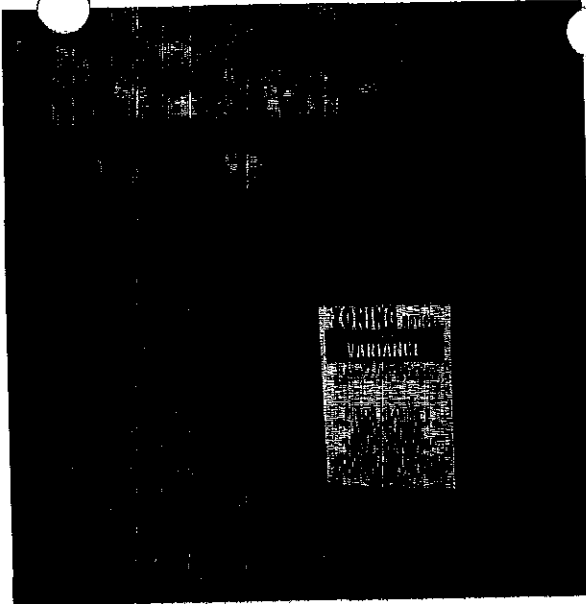
Date of Hearing/Closing: 3/1/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 6516 Blackhead Rd.
Baltimore, MD 21220



9, 1999

(Month, Day, Year)

Sincerely,

Stacy Gardner 2/9/99
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)

SHANNON-BAUM SIGNS INC.

105 COMPETITIVE GOALS DR.

ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 99- 299 -AAddress 6516 Blackhead Rd.Contact Person: Bruno Rudaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/4/99Posting Date: 2/14/99Closing Date: 3/1/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 99- 299 -AAddress 6516 Blackhead Rd.Petitioner's Name Connie ShipleyTelephone 410-344-1352Posting Date: 2/14/99Closing Date: 3/1/99Wording for Sign: To Permit a front yard setback of 15 ft. in lieu
of the required 35 ft.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-299-A

Petitioner: Connie Shipley

Address or Location: 6516 Blackhead Rd. Baltimore, MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Appleby Systems Inc.

Address: 1585 Sulphur Spring Rd.
Baltimore, MD 21227

Telephone Number: 410-242-5971

Revised 2/20/98 - SCJ

#299



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 8, 1999

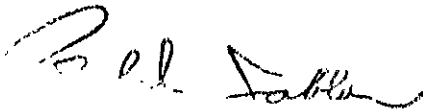
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-299-A
6516 Blackhead Road
N/S Blackhead Road, 770' W of centerline Crook's Road
15th Election District – 5th Councilmanic District
Legal Owner: Connie Shipley

Administrative Variance to permit a front yard setback of 15 feet in lieu of the required 35 feet.

HEARING: Friday, April 9, 1999 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue


Arnold Jablon
Director

c: Connie Shipley
Chris Wood - Appleby

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 25, 1999.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
March 25, 1999 Issue – Jeffersonian

Please forward billing to:

Appleby Systems, Inc. 410-242-5971
1585 Sulphur Spring Road
Baltimore, MD 21227

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-299-A

6516 Blackhead Road

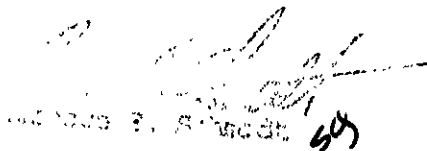
N/S Blackhead Road, 770' W of centerline Crook's Road

15th Election District – 5th Councilmanic District

Legal Owner: Connie Shipley

Administrative Variance to permit a front yard setback of 15 feet in lieu of the required 35 feet.

HEARING: Friday, April 9, 1999 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue



LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 1, 1999

Mr. Chris Wood
Appleby
1585 Sulphur Spring Road
Baltimore, MD 21220

RE: Case No.: 99-299-A
Petitioner: Ms. Connie Shipley
Location: 6516 Blackhead Road

Dear Mr. Wood:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 4, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: February 16, 1999

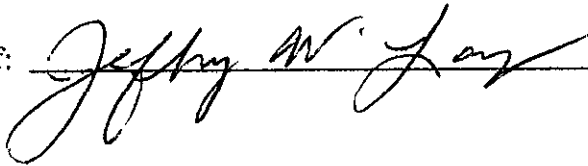
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 292, 295, 296, and 299

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in cursive script, reading "Jeffrey W. Long", is written over a horizontal line.

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.16.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 299


BR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

File
(No request)

Close 3-1-99
A.V.
hwy 4/2/99

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: February 23, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 22, 1999
Item No. 299

The Bureau of Developer's Plans Review has reviewed the subject zoning item.

The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

The minimum tidal flood protection elevation is 11.0 feet for this site.

RWB:HJO:cab

cc: File

ZONE0222.299



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 15, 1999

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time in reference to the following item numbers:

291, 292, 293, 294, 295, 296, 297, (299), 300, AND 303

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: March 30, 1999

TO: Arnold Jablon
FROM: R. Bruce Seeley *RB/JP*
SUBJECT: Zoning Item #299

Shipley Property - 6516 Blackhead Road

Zoning Advisory Committee Meeting of February 15, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 -

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

CONNIE STAPLEY OMMERT
G. EDWARD OMMERT
KEN HUNKER

6516 BLACKHEAD ROAD
BALTIMORE, MD. 21220
Patio Enclosures, Glen Burnie





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 4, 1999

Ms. Connie Shipley
6516 Black Head Road
Baltimore, MD 21220

Dear Ms. Shipley:

RE: Demand for Public Hearing, Case Number 99-299-A, 6516 Black Head Road

The purpose of this letter is to officially notify you that the zoning commissioner is requiring a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:scj

c: Chris Wood - Appleby

Come visit the County's Website at www.co.ba.md.us



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Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 6516 Black Head Rd

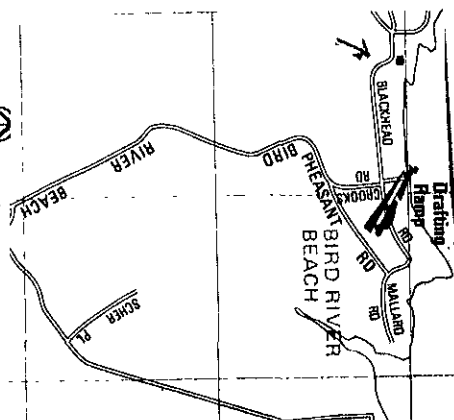
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: N/A

plat book # 1, folio # 811, lot # 9, section #

OWNER: Ms. Connie Shipley

off No 1



Vicinity Map
Scale: 1"=1000'

LOCATION INFORMATION

Election District: 15th

Councilmanic District: 5th

1"=200' scale map#: 30 E-11

Zoning: R,C-2

Lot size: 1/3 acreage 14800 square feet

SEWER: ☐ public ☒ private
WATER: ☐ yes ☒ no

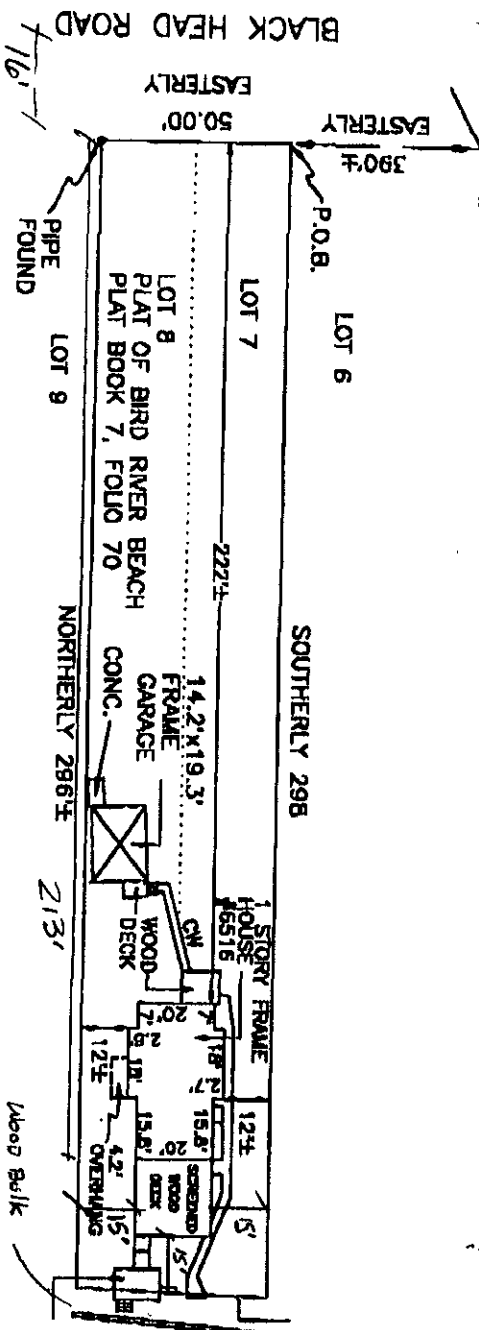
Chesapeake Bay Critical Area: ☒ yes ☐ no

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

AL 299 99-299-A



710' W of
Intersection of Crooks Rd
N.E. 8k



North

date: 1/11/99

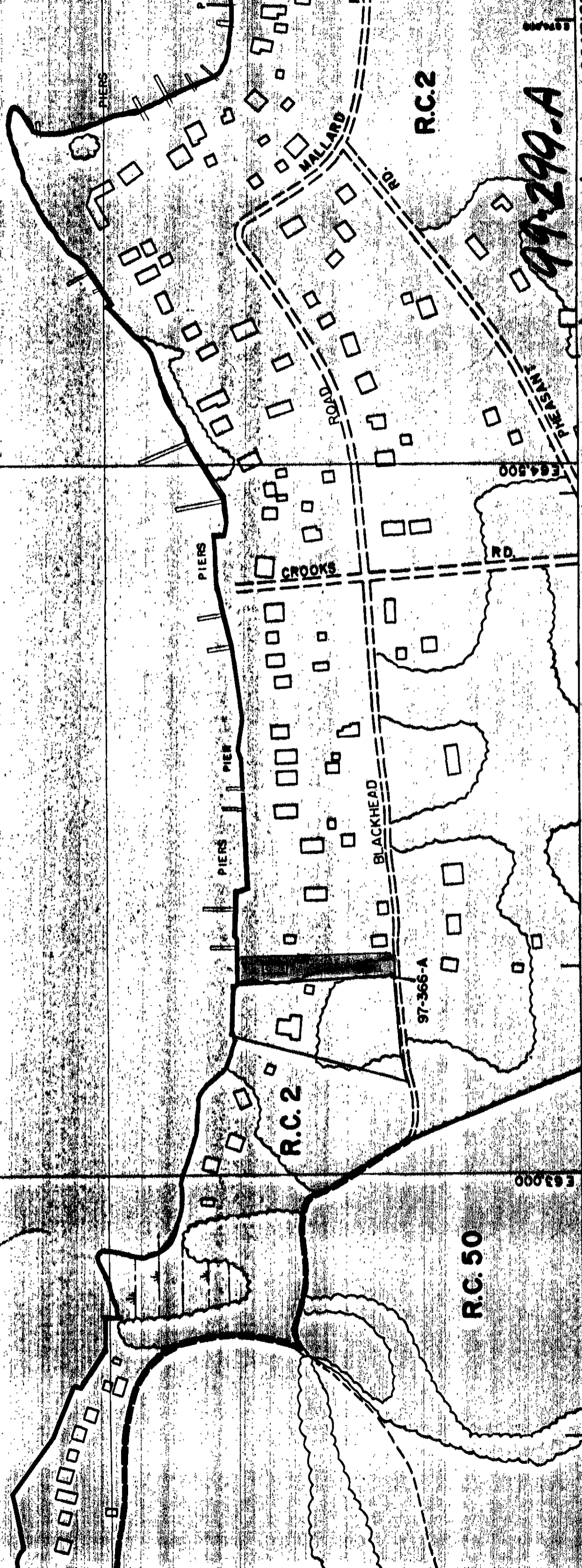
prepared by: Chris Wood

Scale of Drawing: 1"= 50'

99-299-A

RIVER

99-299-A



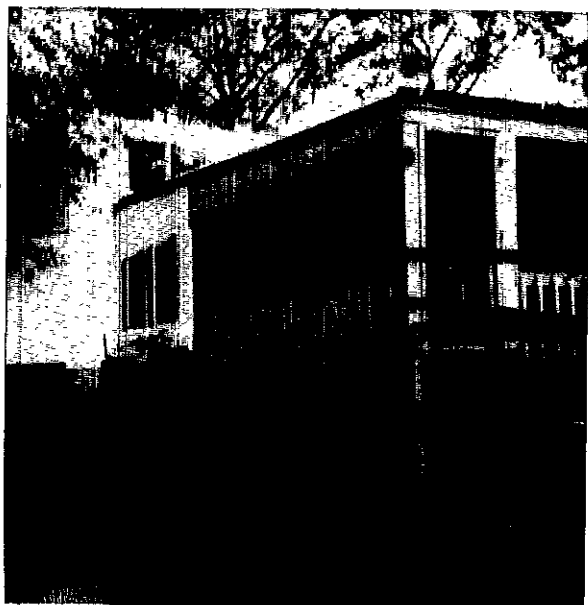
99-299-A

SCALE	LOCATION
1" = 200'	BIRD RIV
DATE OF	

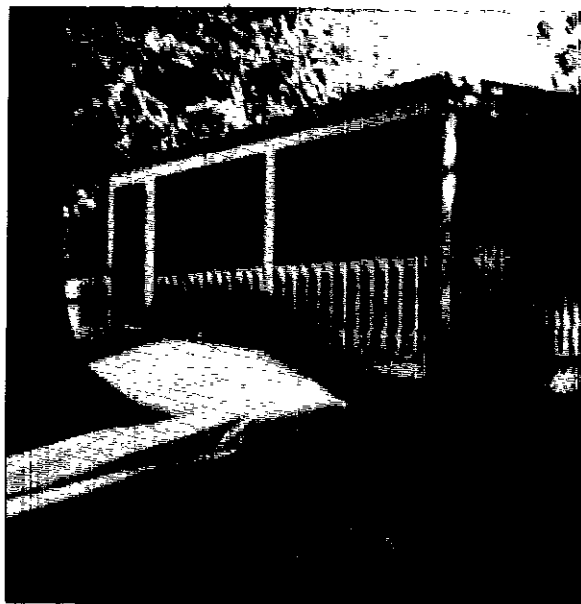
1" = 200' Scale
Zoning Map
NE 8-K

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING



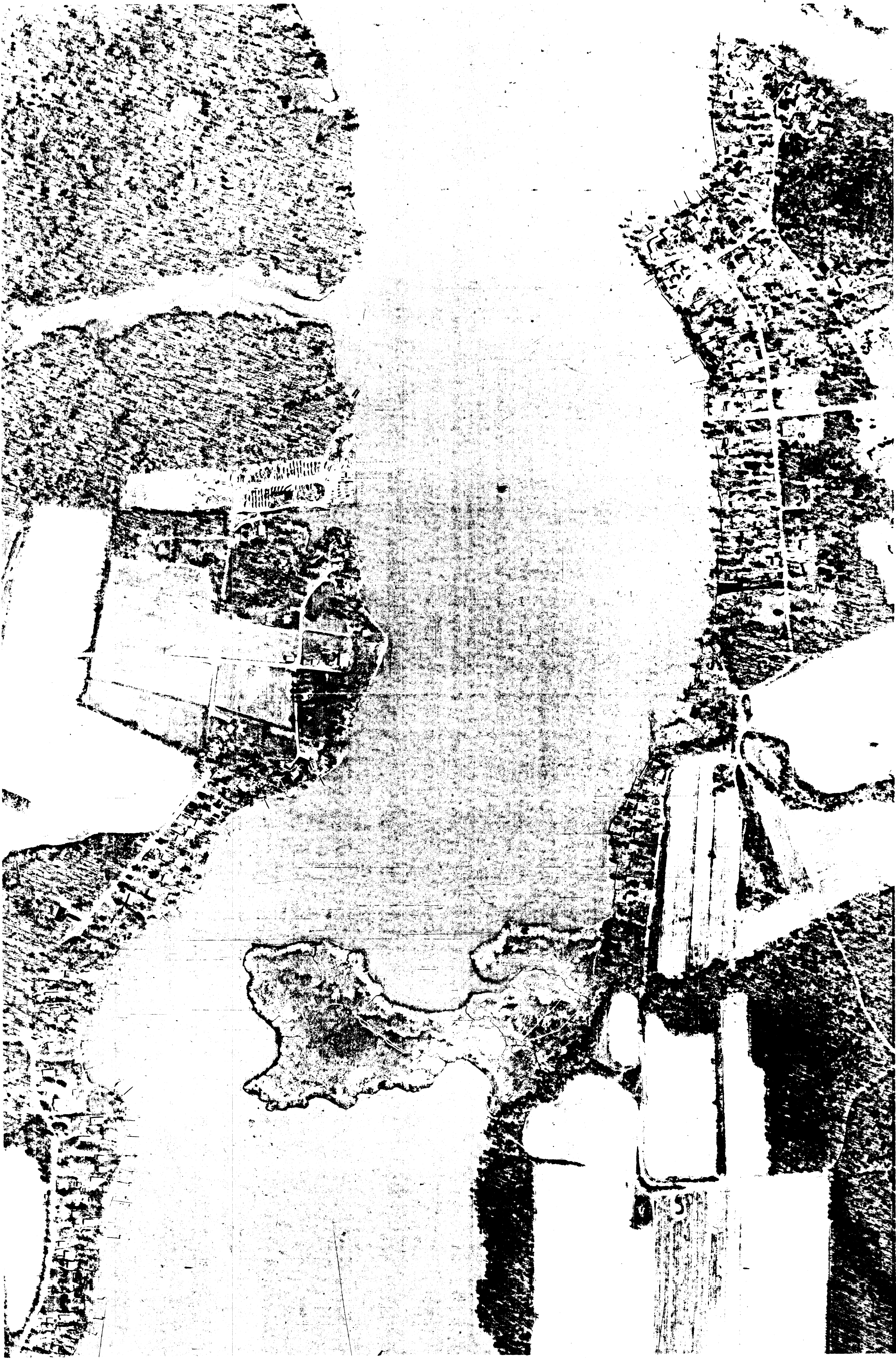


#299



#299

99-299-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

#299
99.299-A

SCALE 1" = 200'

LOCATION
BIRD RIVER
VICINITY

DATE
OF
PHOTOGRAPHY
JANUARY
1986

SHEET

NE
8-K